

City of Fort Lauderdale Planning and Zoning Board**STAFF REPORT****Case 31-P-05****February 15, 2006**

Applicant	Marina Mile Properties, LLC. / Secure Storage at 84 Plat	
Request	Plat Approval	
General Location	East of Interstate Highway 95, North of the Access Road for State Road 84, and West of the Osceola Canal.	
Legal Description	That part of Tracts 2, 3 and 4, of F.A. Barrett's subdivision, of the west ½ of Section 21, Township 50 South, Range 42 East, according to the plat thereof, recorded in P.B. 1, P. 46, of the Public Records of Miami-Dade County, Florida, lying north of State Road 84 and lying east of the east right-of-way line of State Road 9, also known as Interstate Highway 95, lying west of the Osceola Canal. Subject to effects of final judgment in eminent domain proceedings by S.R.D. of Florida re limited access rights only, dated April 23, 1970 (filed April 24, 1970 in minutes of the Circuit Court 191, Page 983 (#67-7542) said lands lying in the City of Fort Lauderdale, Broward County, FL.	
Property Size	187,769 SF / 4.31 Acres	
Zoning	<u>Existing</u> : General Business District (B-2) & Residential Low Rise Multifamily/Medium-High Density District (RML-25) <u>Proposed</u> : Planned Unit Development (PUD)	
Existing Use	Vacant	
Proposed Use of Property	252,912 SF vehicle storage warehouse	
Future Land Use Designation	<u>Existing</u> : Medium-High Residential and Commercial <u>Proposed</u> : Commercial	
Comprehensive Plan Consistency	Consistent with the permitted uses in the Future Land Use Element – Commercial Use (See Pg. 2 of staff report)	
Other Required Approvals	City Commission / By Resolution	
Applicable ULDR Sections	47-24.5 Subdivision Regulations	
Notification Requirements	Sign notice 15 days prior to meeting	
Action Required	Recommend approval or denial of the Plat to the City Commission	
Project Planner	Name and Title	Initials
	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
	Marc LaFerrier, AICP, Planning and Zoning Director	

Request:

This is a request to plat 4.31 acres of land for the purpose of constructing a 252,912 SF vehicle storage warehouse building.

Property/Project Description:

The proposed project is located east of Interstate Highway 95, north of the Access Road for State Road 84, and west of the Osceola Canal. The applicant proposes to construct a new 252,912 SF vehicle storage warehouse building on the site, which is currently vacant. The proposed project is also scheduled on this agenda, case 7-ZPUD-05.

Staff Determination:

This plat was reviewed by the Development Review Committee on November 8, 2005. All comments have been addressed. Signoffs from the City Surveyor, the Engineering Design Manager, and the Planning Department have been obtained. The applicant has submitted a narrative responding to ULDR Sec. 47-24.5, Subdivision Regulations, attached as **Exhibit 1**.

Comprehensive Plan Consistency:

At the July 20, 2005 Planning and Zoning Board Meeting, the Board recommended to the City Commission PZ Case 2-T-05, a small scale land use amendment to the City's Comprehensive Plan, proposing to change the land use designation of the northern portion of the subject site (3.38 acres) from Medium-High Residential to Commercial. On September 7, 2005 the City Commission adopted resolution 05-151, to transmit the proposed amendment to Broward County and to request that the County amend their Comprehensive Plan Map. The application is currently being processed through the County, and will subsequently require City Commission adoption. Finally, the amendment will have to be transmitted to the Broward County Planning Council for recertification of the Future Land Use Element.

The proposal is consistent with the permitted uses in the Future Land Use Element –Commercial Use, and Objective 5, which requires that the City is consistent with Broward County's platting regulations, contingent upon the finalization of the above-referenced land use amendment.

Conditions of Approval:

If the Planning and Zoning Board grants a positive recommendation for the proposed plat, the following conditions are proposed by staff:

- 1) Approval of PZ Case 2-T-05, a small scale land use amendment to the City's Comprehensive Plan, proposing to change the land use designation of the northern portion of the subject site (3.38 acres) from Medium-High Residential to Commercial has to be finalized prior to City Commission submittal.

Planning & Zoning Board Review Options:

The Planning and Zoning Board shall determine whether the proposed plat meets the provisions of ULDR Sec. 47-24.5, Subdivision Regulations and other applicable land development regulations and shall forward its recommendation to the City Commission.